

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) Chapter **11**

☐ Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **Global Premier Regency Palms Oxnard, LP**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **35-2504588**

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

**2020 Main Street Suite 300  
Irvine, CA 92614**

Number, Street, City, State & ZIP Code

**Orange**

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

**1020 Bismark Way Oxnard, CA 93033**

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor  
☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☒ Partnership (excluding LLP)  
☐ Other. Specify:

Debtor **Global Premier Regency Palms Oxnard, LP** Case number (if known) \_\_\_\_\_  
Name

**7. Describe debtor's business** A. *Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the above

B. *Check all that apply*

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.  
\_\_\_\_\_

**8. Under which chapter of the Bankruptcy Code is the debtor filing?** *Check one:*

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☐ No.  
☒ Yes.

If more than 2 cases, attach a separate list.

District	<b>Northern District of California</b>	When	<b>8/16/22</b>	Case number	<b>9:22-10626-RC</b>
District	_____	When	_____	Case number	_____

Debtor **Global Premier Regency Palms Oxnard, LP**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☐ No  
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor **See Attachment**

District

When

Relationship

Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other

**Where is the property?**

Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes.

Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

\$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$1,000,001 - \$10 million

☐ \$500,000,001 - \$1 billion

Debtor	<b>Global Premier Regency Palms Oxnard, LP</b>	Case number (if known)	
Name			
	<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
	<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
	<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **Global Premier Regency Palms Oxnard, LP**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

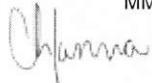
I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 03/11/2025  
MM / DD / YYYY

X



Signature of authorized representative of debtor

**Christine Hanna**

Printed name

Title **Managing Member of the General  
Partner**

**18. Signature of attorney**

X

**/s/ Garrick A. Hollander**

Signature of attorney for debtor

Date **03/11/2025**

MM / DD / YYYY

**Garrick A. Hollander**  
Printed name

**Winthrop Golubow Hollander, LLP**  
Firm name

**1301 Dove Street, Suite 500**  
**Newport Beach, CA 92660**  
Number, Street, City, State & ZIP Code

Contact phone **949-720-4100**

Email address **ghollander@wghlawyers.com**

**166316 CA**  
Bar number and State

Debtor **Global Premier Regency Palms Oxnard, LP** Case number (if known) \_\_\_\_\_  
Name

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) \_\_\_\_\_ Chapter **11**

☐ Check if this an  
amended filing

**FORM 201. VOLUNTARY PETITION**

**Pending Bankruptcy Cases Attachment**

Debtor	<b>Global Premier Regency Palms Colton, LP</b>	Relationship to you	<b>Affiliate</b>
District	<b>Northern District</b>	When <b>6/22/23</b>	Case number, if known <b>9:23-bk-10517-RC</b>
Debtor	<b>Global Premier Regency Palms Palmdale, LP</b>	Relationship to you	<b>Affiliate</b>
District	<b>Northern Division</b>	When <b>6/02/23</b>	Case number, if known <b>9:23-bk-10454-RC</b>

**Fill in this information to identify the case:**

Debtor name **Global Premier Regency Palms Oxnard, LP**  
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**  
Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Studio Six5, Inc. Attn: Corporate Officer 811 Barton Springs Rd Ste 800 Austin, TX 78704		Interior Designer				\$120,000.00
Global Bancorp Attn: Nina Hanna 8 Hilltop Irvine, CA 92603		Note + Interest Payable				\$55,770.00
Global Realty and Investment Corp. Attn: Nina Hanna 8 Hilltop Irvine, CA 92603		Note + Interest Payable				\$22,747.00
Magdy Hanna 2200 Park Newport, #401 Newport Beach, CA 92660		Note + Interest Payable				\$17,209.00
JTC USA Holdings Attn: Dawn Shuster 75 State Street Suite 2801 Boston, MA 02109		EB5 Funds Administrator				\$13,200.00
Gary White 4206 Great Plains Dr NE Salem, OR 97305		Healthcare Consultant				\$7,500.00
Franchise Tax Board 942857 Sacramento, CA 94257-0531		Taxes				\$1,945.00

Attorney or Party Name, Address, Telephone & FAX Nos.,  
State Bar No. & Email Address  
Garrick A. Hollander  
1301 Dove Street, Suite 500  
Newport Beach, CA 92660  
949-720-4100 Fax: 949-720-4111  
California State Bar Number: 166316 CA  
ghollander@wghlawyers.com

FOR COURT USE ONLY

- ☐ Debtor(s) appearing without an attorney  
☒ Attorney for Debtor

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA

In re:

Global Premier Regency Palms Oxnard, LP

CASE NO.:  
CHAPTER: 11

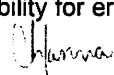
VERIFICATION OF MASTER  
MAILING LIST OF CREDITORS

[LBR 1007-1(a)]

Debtor(s).

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 4 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: March 11, 2025

  
Signature of Debtor 1

Date: \_\_\_\_\_

Signature of Debtor 2 (joint debtor) (if applicable)

Date: March 11, 2025

/s/ Garrick A. Hollander

Signature of Attorney for Debtor (if applicable)



Global Premier Regency Palms Oxnard, LP  
2020 Main Street Suite 300  
Irvine, CA 92614

Garrick A. Hollander  
Winthrop Golubow Hollander, LLP  
1301 Dove Street, Suite 500  
Newport Beach, CA 92660

California Dept of Tax and Fee Adm  
Collection Support Bureau Bk Team  
Mic: 74  
PO Box 942879  
Sacramento, CA 94279-0001

California Dept. of Tax and Fee Adm  
Account Info Grp, MIC: 29  
PO Box 942879  
Sacramento, CA 94279

Christine Hanna  
326 Quail Ridge  
Irvine, CA 92603

Franchise Tax Board  
942857  
Sacramento, CA 94257-0531

Franchise Tax Board  
Bankruptcy Section MS: A-340  
PO Box 2952  
Sacramento, CA 95812-2952

Gary White  
4206 Great Plains Dr NE  
Salem, OR 97305

Global Bancorp  
Attn: Nina Hanna  
8 Hilltop  
Irvine, CA 92603

Global Premier America LLC  
c/o Christine Hanna (Reg Agent)  
2020 Main Street Suite 300  
Irvine, CA 92614

Global Premier America, LLC  
Attn: Christine Hanna  
2020 Main Street, Suite 300  
Irvine, CA 92614

Global Premier America, LLC  
Attn: Christine Hanna  
2020 Main Street, Suite 300  
Irvine, CA 92615

Global Premier Development, Inc  
Attn: Andrew Hanna  
2020 Main Street, Suite 300  
Irvine, CA 92614

Global Realty and Investment Corp.  
Attn: Nina Hanna  
8 Hilltop  
Irvine, CA 92603

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

JKO Group LLC  
Attn: Jeremy Rothstein  
G&B Law  
16000 Ventura Blvd Suite 1000  
Encino, CA 91436-2730

Jones Hall, A Professional Law Corp  
Attn: Corp Officer  
475 Sansome Street, Suite 1700  
San Francisco, CA 94111

JTC USA Holdings  
Attn: Dawn Shuster  
75 State Street Suite 2801  
Boston, MA 02109

Los Angeles County Tax Collector  
PO Box 54110  
Los Angeles, CA 90054-0110

Magdy Hanna  
2200 Park Newport, #401  
Newport Beach, CA 92660

National Affordable  
Communities, Inc  
Attn: Christine Hanna  
2020 Main Street, Suite 300  
Irvine, CA 92614

State of California  
Employment Development Dpt  
Bankruptcy Group MIC 92E  
PO Box 826880  
Sacramento, CA 94280-0001

Studio Six5, Inc.  
Attn: Corporate Officer  
811 Barton Springs Rd Ste 800  
Austin, TX 78704

U.S. Securities and Exchange Commis  
Attn: Bankruptcy Counsel  
444 South Flower Street, Suite 900  
Los Angeles, CA 90071-9591

United States Trustee (LA)  
915 Wilshire Blvd., #1850  
Los Angeles, CA 90017

White Oak Global Advisors, LLC  
3 Embarcadero Center, Suite 550  
San Francisco, CA 94111

WO Pace Funding, LLC  
Attn: California Statewide Comm.  
Development Authority  
1700 North Broadway, Suite 405  
Walnut Creek, CA 94596

WO PACE Funding, LLC - Series 2023  
c/o White Oak Global Advisors, LLC  
3 Embarcadero Center, Floor 5  
San Francisco, CA 94111